



1156 N Kingsley Dr Hollywood, CA

DS REAL ESTATE

49-Unit 100% Affordable Housing Development, Fully RTI

The Offering

KW Commercial is proud to present a **Ready-to-Issue (RTI)** 49-unit, **100% affordable housing development opportunity** in the heart of **Hollywood!**

Situated on a **7,895 SF lot**, this five-story project has been thoughtfully designed for maximum efficiency, featuring **48 one-bedroom units** and **1 studio** for a total of approximately **21,753 rentable square feet**.

Perfectly positioned **less than a mile from the Vermont/Santa Monica Metro Red Line Station** and close to premier shopping, dining, and transit options, this location earns a **Walk Score of 92 (“Walker’s Paradise”)**.

Applicable rent schedules include **HCD Schedule VI** (for very low and moderate-income units) and **TCAC Schedule IX** (for low-income units). The site’s affordability mix may also appeal to **Section 8 voucher tenants**, potentially increasing income by **up to 20% per unit**.

Designed with **zero parking spaces**, this project minimizes construction costs and streamlines development. The **vacant lot** offers a clear path to construction — **no tenant relocation or demolition required**, allowing you to **build immediately**.

Located within a **Qualified Opportunity Zone**, investors may benefit from **additional tax incentives** (buyer to verify).

Don’t miss this rare opportunity to build a **brand-new, fully affordable multifamily community** in one of Los Angeles’ most dynamic neighborhoods!

Contact the listing agent today for additional details and a complete set of approved plans.

At a Glance

\$2,200,000

Price

Ready-to-Issue

Project Status

49

Units

21,753 SF

Rentable Area

7,895 SF

Lot Size

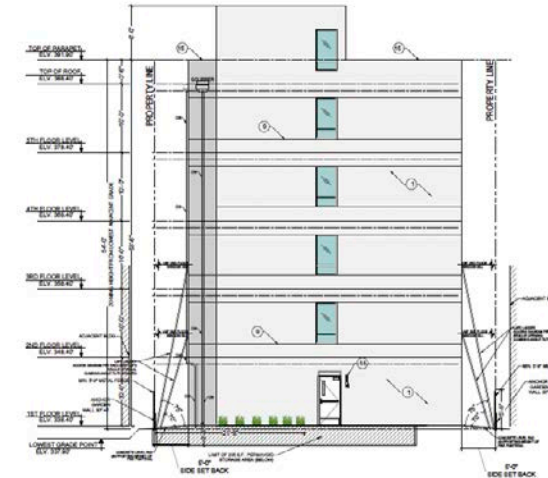
Highlights

- 48 one-bedroom and 1 studio unit mix
- Lot Size: 7,895 SF
- Total Rentable Area: Approx. 21,753 SF
- Zoning: 100% Affordable Housing (RTI Approved Plans)
- No Parking Required – Lower construction costs
- Asking Price: Only \$45K per unit!
- Less than 0.5 miles from the NOHO Metro Red Line Station
- Walk Score: 92 | Bike Score: 70
- Walking distance to restaurants, cafes, shopping, and nightlife
- Strong tenant demand and potential for Section 8 tenants, increasing income potential by ~20% per unit

Elevations



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

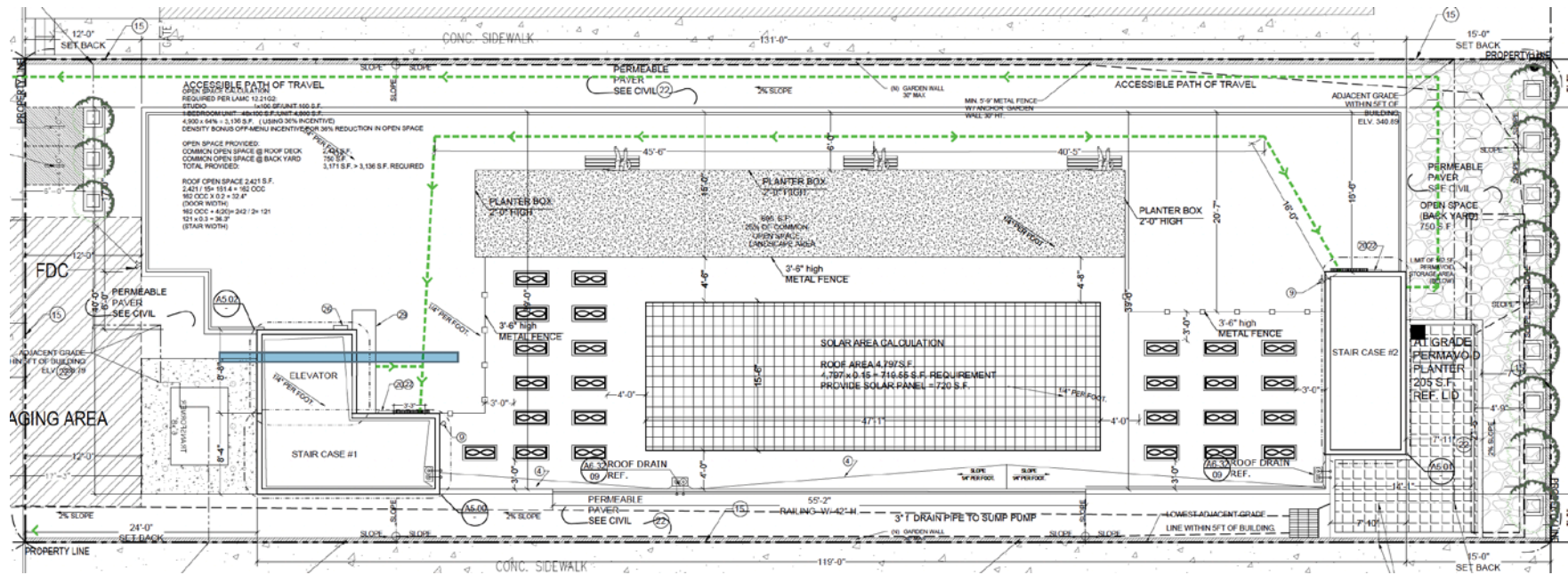


2 WEST ELEVATION
SCALE: 1/8"=1'-0"

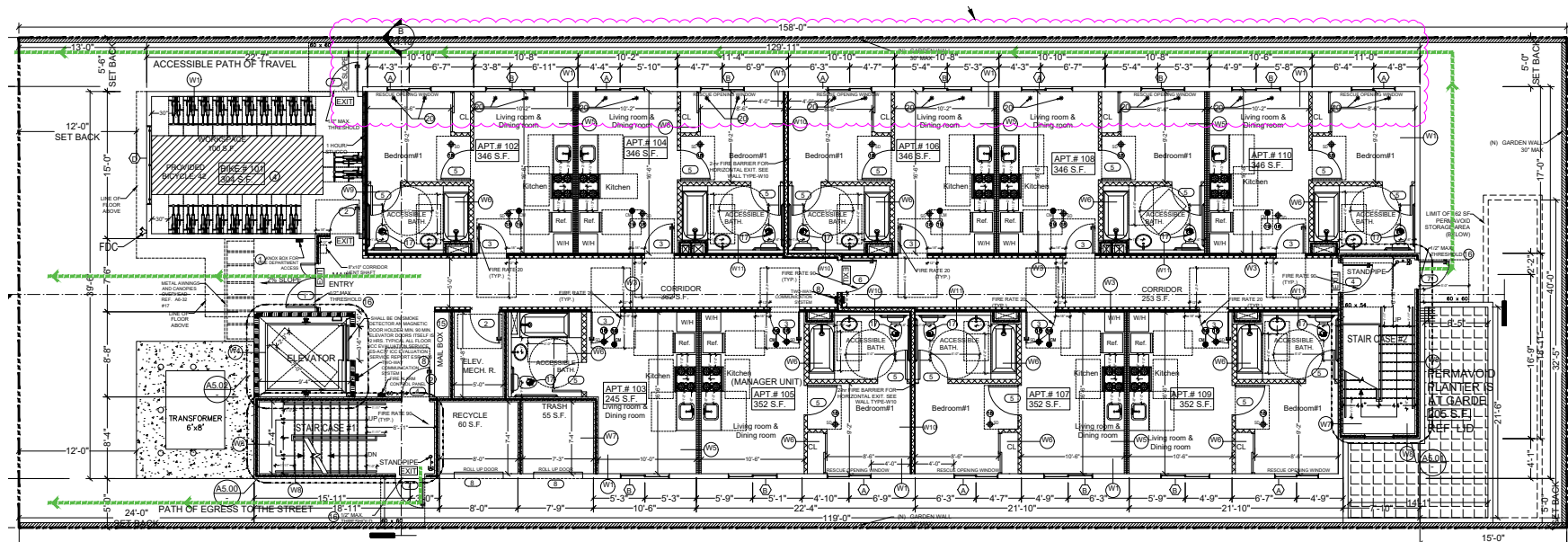


1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

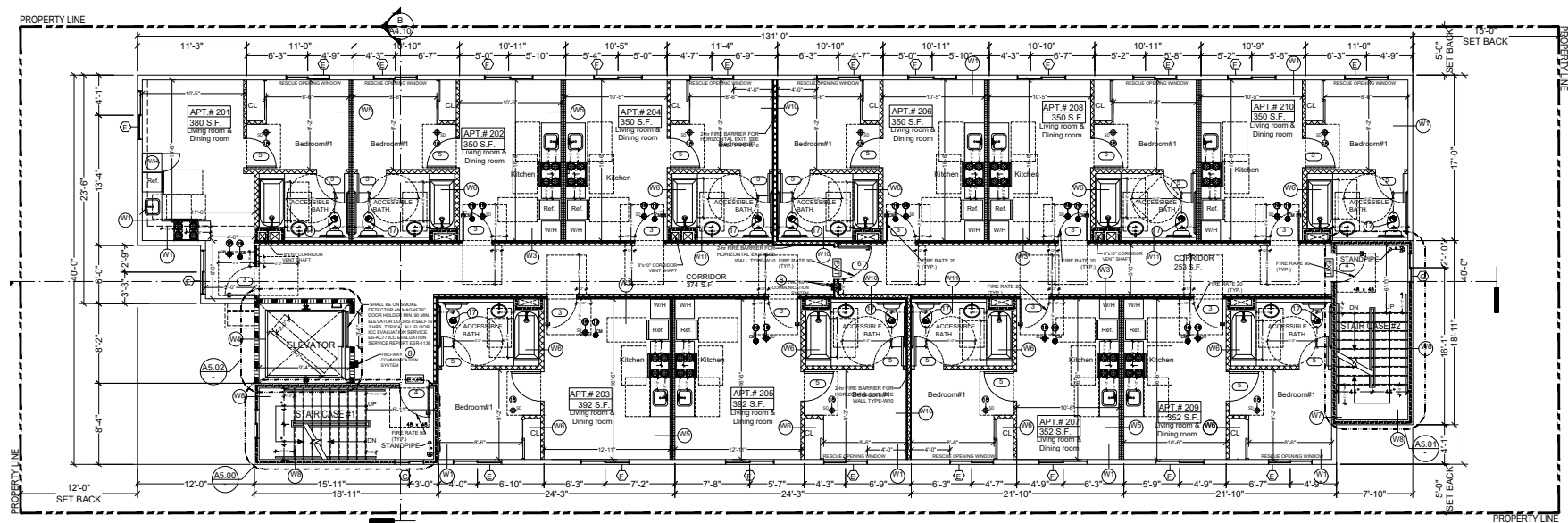
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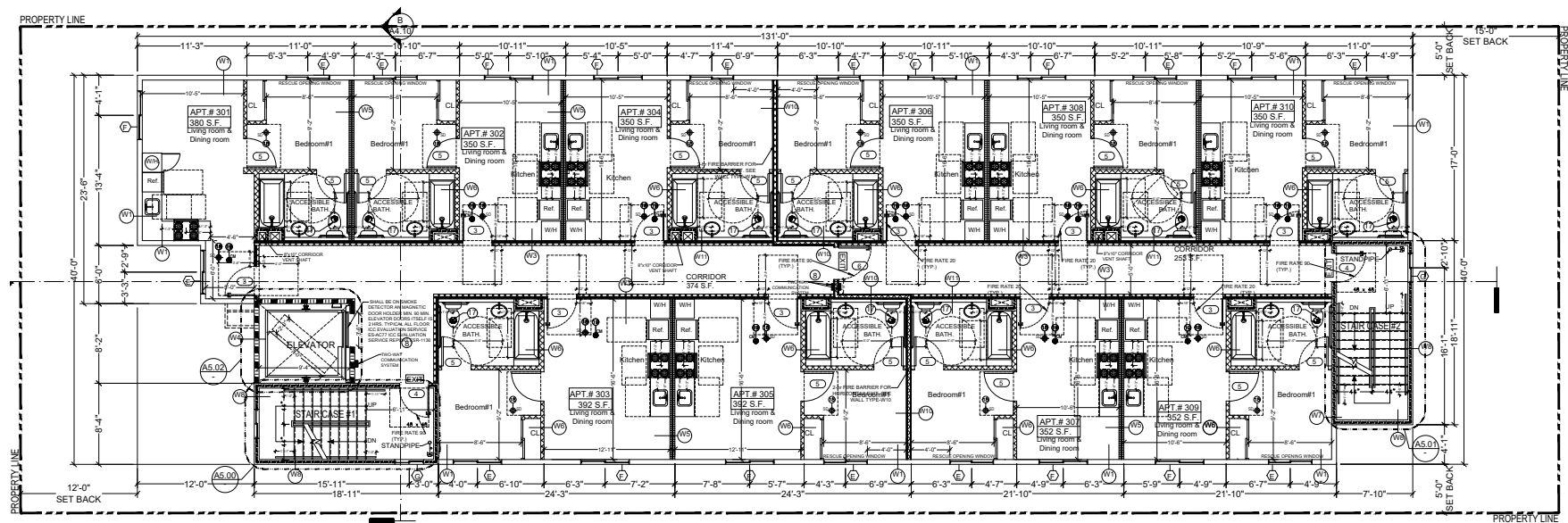
First Floor



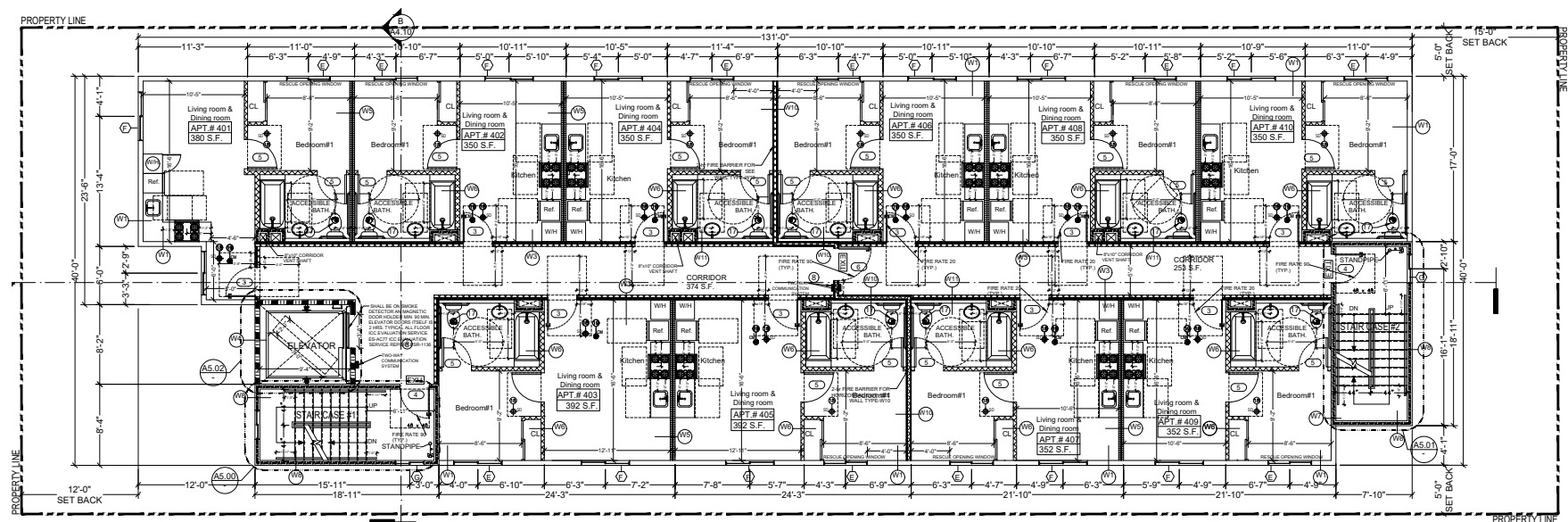
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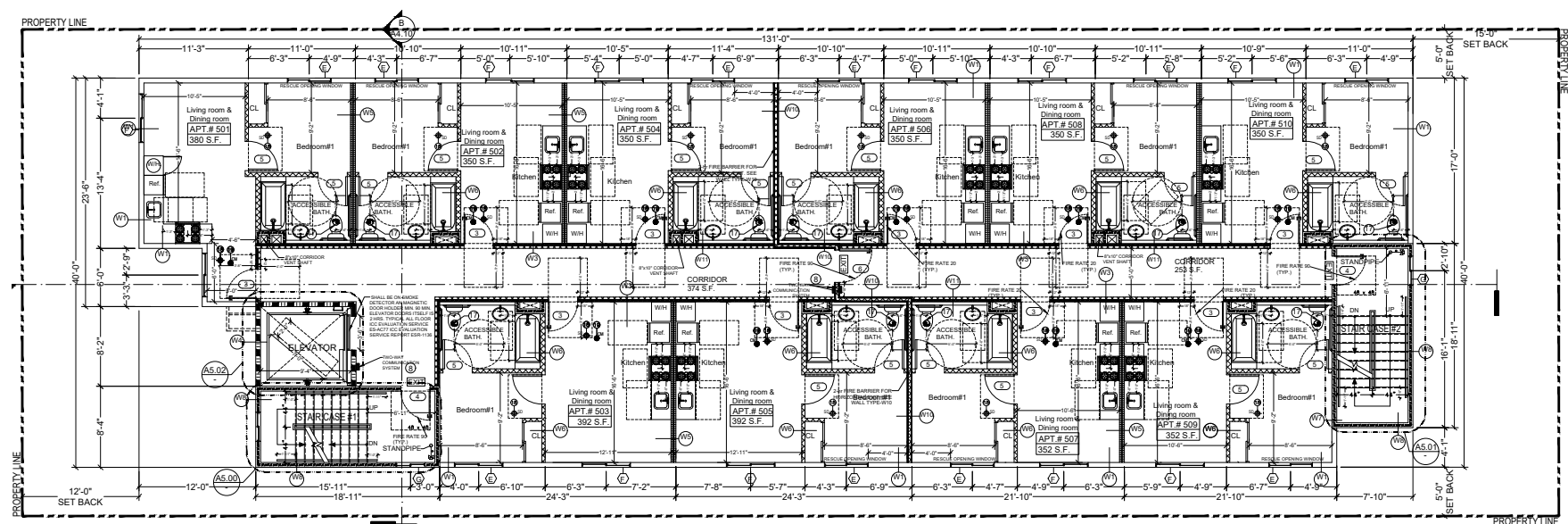
Third Floor



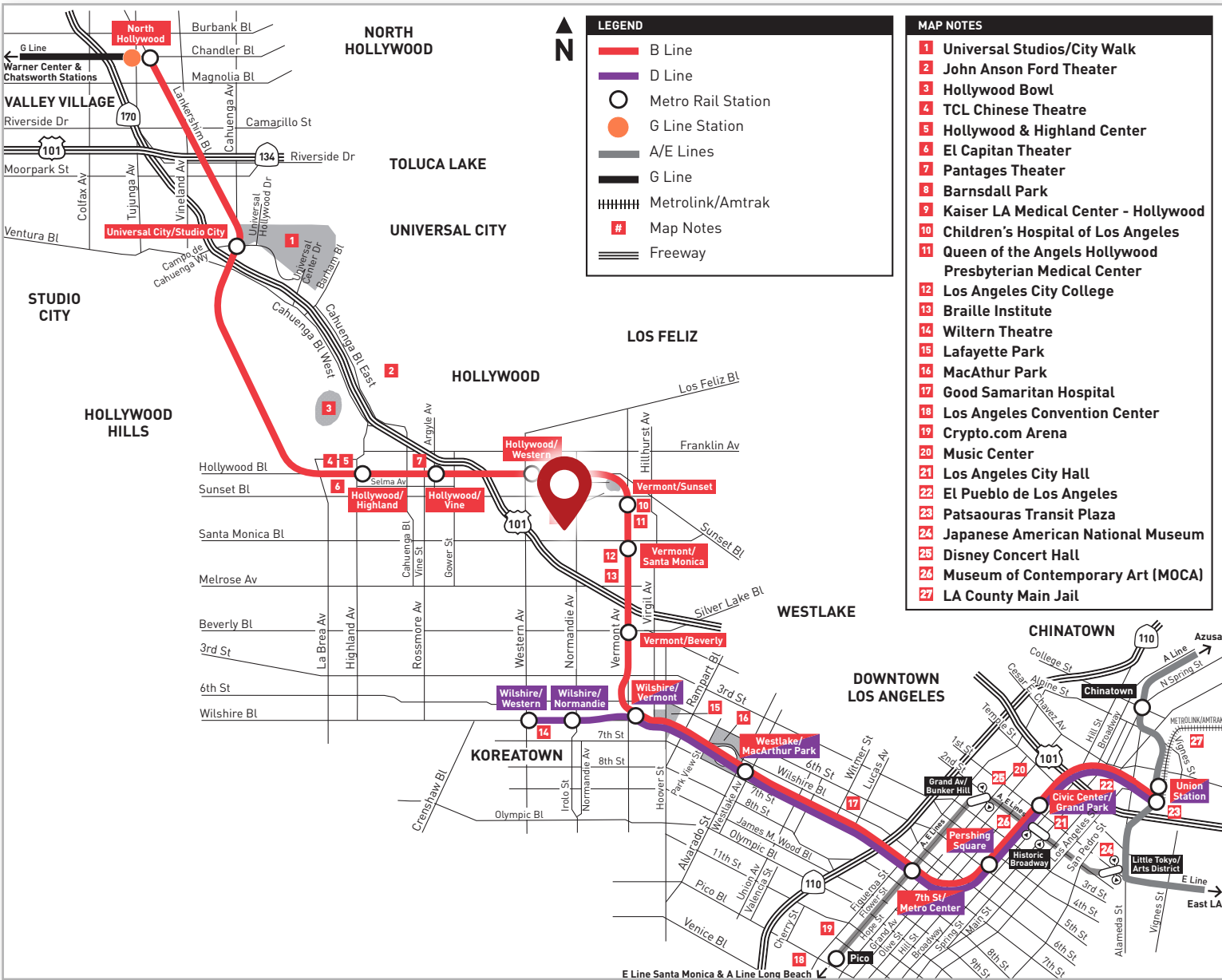
Fourth Floor



Fifth Floor



Metro B Line



Walk Score



92

Walk Score
Very Walkable

Most errands can be accomplished on foot.



70

Bike Score
Very Bikeable

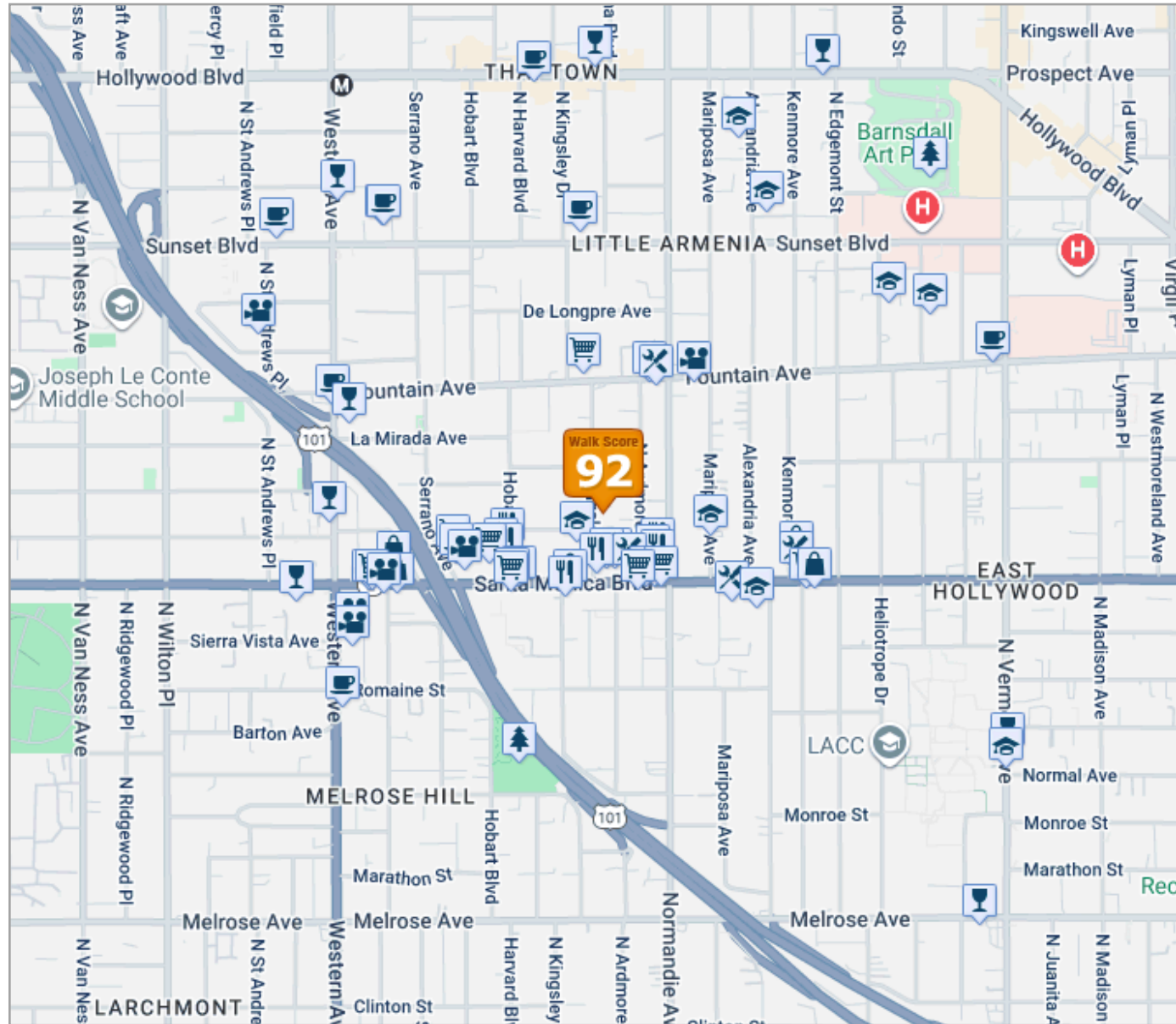
Biking is convenient for most trips.



68

Transit Score
Good Transit

Many nearby public transportation options.



Zimas Report



City of Los Angeles Department of City Planning

10/21/2025 PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

1158 N KINGSLEY DR
1156 N KINGSLEY DR

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-191-DB-VHCA-ED1
CPC-2016-1450-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-45126
ORD-164690
ORD-161116-SA18B
ENV-2016-1451-EIR
AF-22-1113975-GD

Address/Legal Information

PIN Number 144B193 507
Lot/Parcel Area (Calculated) 7,895.4 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID J5
Assessor Parcel No. (APN) 5537015006
Tract HOLLY TRACT
Map Reference M B 3-29
Block None
Lot Z1
Arb (Lot Cut Reference) None
Map Sheet 144B193

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central APC
Neighborhood Council East Hollywood
Council District CD 13 - Hugo Soto-Martinez
Census Tract # 1911.20000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-191-DB-VHCA-ED1

Planning and Zoning Information

Special Notes None
Zoning RD1.5-1XL
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles
ZI-2512 Housing Element Sites

General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)

Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None

Historic Preservation Review No
HistoricPlacesLA No

Historic Preservation Overlay Zone None

Other Historic Designations None

Mills Act Contract None

CDO: Community Design Overlay None

CPIO: Community Plan Imp. Overlay None

Subarea None
CPIO Historic Preservation Review No

CUGU: Clean Up-Green Up Regulation No

HCR: Hillside Construction Regulation No

NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts No

RBP: Restaurant Beverage Program Eligible Area No

ASP: Alcohol Sales Program No

RFA: Residential Floor Area District No

RIO: River Implementation Overlay No

SN: Sign District No

AB 2334: Low Vehicle Travel Area Yes

AB 2097: Within a half mile of a Major Transit Stop No

Streetscape No

Adaptive Reuse Incentive Area No

Affordable Housing Linkage Fee No

Residential Market Area Medium-High
Non-Residential Market Area High

Inclusionary Housing No

Local Affordable Housing Incentive No

Targeted Planting No

Special Lot Line No

Transit Oriented Communities (TOC) Tier 3

Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA) 2

Opportunity Corridors Incentive Area Not Eligible

Corridor Transition Incentive Area Not Eligible

TCAC Opportunity Area Low

High Quality Transit Corridor (within 1/2 mile) Yes

ED 1 Eligibility Review Eligibility

RPA: Redevelopment Project Area None

Central City Parking No

Downtown Parking No

Building Line 12

500 Ft School Zone Active: Kingsley Elementary

Active: Kingsley Elementary (Dual Language Spanish)

Active: Ramona Elementary

500 Ft Park Zone None

Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5537015006

APN Area (Co. Public Works)* 0.181 (ac)

Use Code 020V - Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land

Assessed Land Val. \$726,852

Assessed Improvement Val. \$0

Last Owner Change 11/29/2022

Last Sale Amount \$1,235,000

Tax Rate Area 13

Deed Ref No. (City Clerk) 364434

362359

3188675

3188674

1358025

1113975

0493035

Building 1 No data for building 1

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5537015006]

Additional Information

Airport Hazard None



City of Los Angeles Department of City Planning

10/21/2025 PARCEL PROFILE REPORT (modified version)

Coastal Zone None

Coastal Bluff Potential No

Canyon Bluff Potential No

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 No

Flood Zone Outside Flood Zone

Watercourse No

Methane Hazard Site None

High Wind Velocity Areas No

Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Sea Level Rise Area No

Oil Well Adjacency No

Environmental

Santa Monica Mountains Zone No

Biological Resource Potential None

Mountain Lion Potential None

Monarch Butterfly Potential No

300-Foot Habitat Buffer No

County-Designated SEAs and CRAs No

USFWS-designated CHAs No

Wildland Urban Interface (WUI) No

Criterion 1 Protected Areas for Wildlife (PAWs) No

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.49790912

Nearest Fault (Name) Upper Elysian Park

Region Los Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 1.30000000

Slip Geometry Reverse

Slip Type Poorly Constrained

Down Dip Width (km) 13.00000000

Rupture Top 3.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 50.00000000

Maximum Magnitude 6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

Economic Development Areas

Business Improvement District None

Hubzone None

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone Yes

Promise Zone Los Angeles

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO) No [APN: 5537015006]

Ellis Act Property Yes

Date Filed on 2016-08-19

Address 1156 N KINGSLEY DR

APN 5537015006

Just Cause For Eviction Ordinance (JCO) Yes

Assessor Parcel No. (APN) 5537015006

Address 1156 N KINGSLEY DR

Year Built 0

Use Code 020V - Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land

Notes The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.

Housing Crisis Act and Resident Protections Ordinance Replacement Review Yes

Housing Element Sites

HE Replacement Required Yes

SB 166 Units Appendix 4.1 0.53

Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau West

Division / Station Hollywood

Reporting District 669

Fire Information

Bureau West

Battalion 5

District / Fire 52

Station

Red Flag Restricted No

Parking

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

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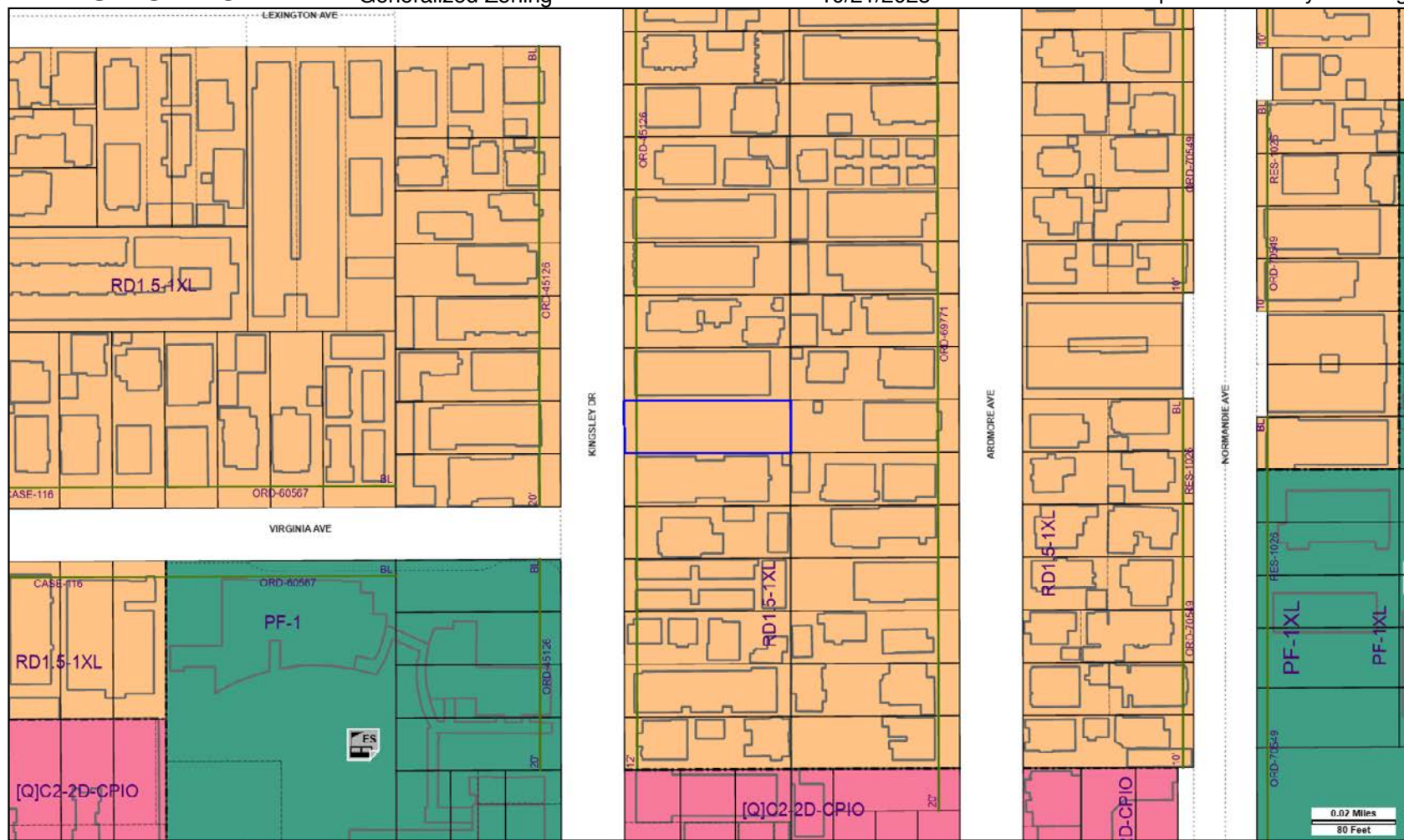
Zimas Report

ZIMAS PUBLIC

Generalized Zoning

10/21/2025

City of Los Angeles
Department of City Planning



Address: 1156 N KINGSLEY DR
APN: 5537015006
PIN #: 144B193 507

Tract: HOLLY TRACT
Block: None
Lot: 21
Arb: None

Zoning: RD1.5-1XL
General Plan: Low Medium II Residential



HACLA - SAFMR

In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:



- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Additional factors that influence the Housing Assistance Payment to the owner include the family's size and income, utilities the family is responsible for, and the cost of comparable units in the area.

The Housing Authority of the City of Los Angeles (HACLA) has been designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Housing Authority and, in accordance with 24 CFR 982.503, is required to implement SAFMR-based payment standards no later than January 1, 2025.

SAFMRs are Fair Market Rents (FMRs) calculated at the ZIP code level, rather than for the entire metropolitan area. SAFMRs are intended to more accurately reflect the local market and provide families with access to low-poverty and high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for them.

Effective August 1, 2025 for New Contracts											
All Other Zip Codes	\$2,041	\$2,289	\$2,897	\$3,668	\$4,067	\$4,677	\$5,287	\$5,898	\$6,507	\$7,118	\$7,728
Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by the Housing Authority.											
Effective 8/1/2025 for all new contracts											
All ZIP codes bolded/underlined are outside of the Los Angeles City limits and may only be used in the HUD-Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV) and Community Choice Demonstration programs											

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/third party vendor regardless of the VPS.

There are no area exception rents at this time.

FAMILY SHARE REMINDER: At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

Updated: 7/23/2025

<https://www.hacla.org/en/about-section-8/payment-standards>



LAHD OCCUPANCY MONITORING: NEXT STEPS

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- a. Income Certification Application Package
- b. If needed, training to complete the Application Package. Trainings are provided **by appointment**
- c. Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to LUcert@ufbahc.com. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

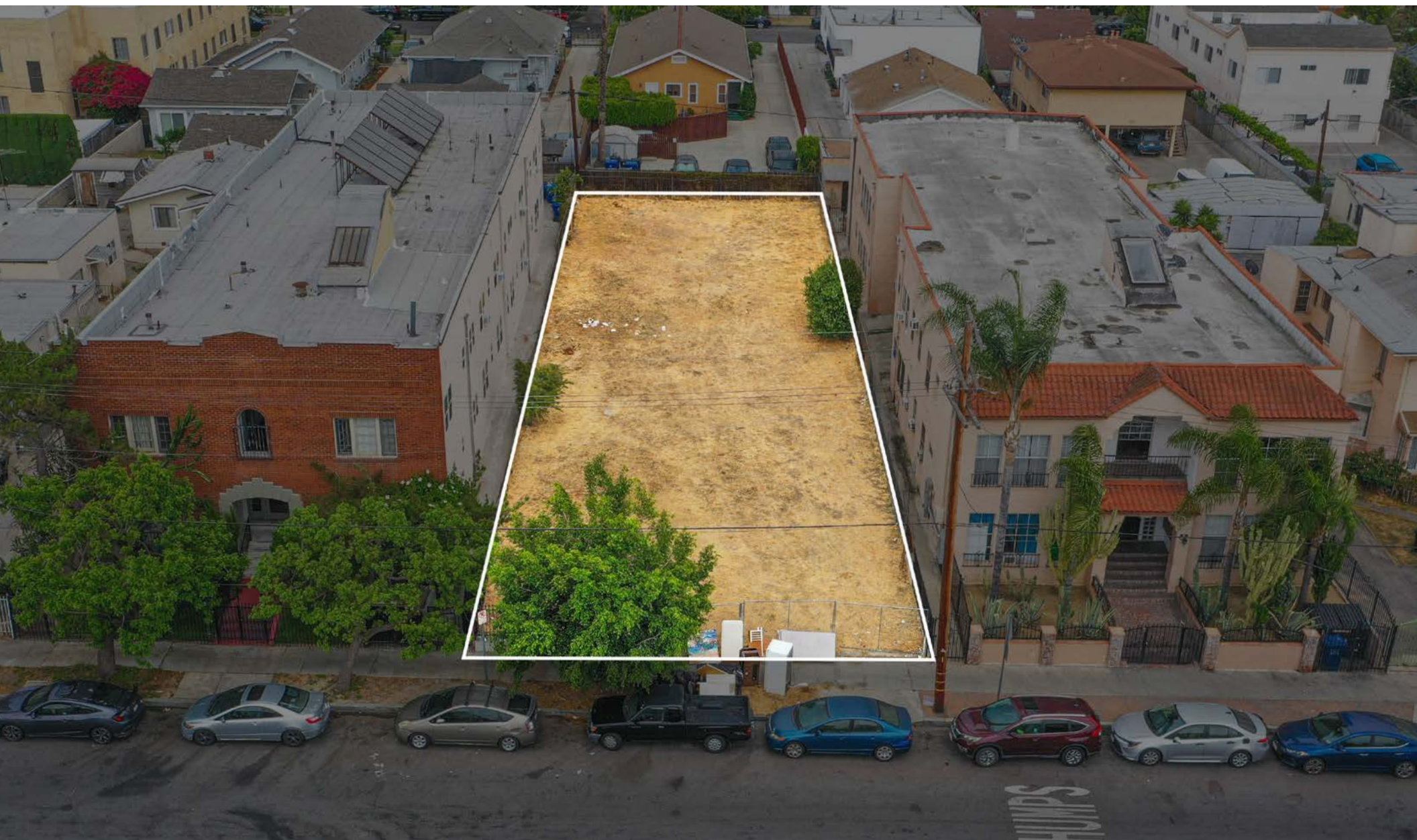
After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

Tenants with rental subsidies may reside in restricted units so long as the tenant's portion does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.

Rev. 9/13/2021





HOLLYWOOD



Hollywood



Hollywood

Hollywood, district within the city of Los Angeles, California, U.S., whose name is synonymous with the American film industry. Lying northwest of downtown Los Angeles, it is bounded by Hyperion Avenue and Riverside Drive (east), Beverly Boulevard (south), the foothills of the Santa Monica Mountains (north), and Beverly Hills (west). Since the early 1900s, when moviemaking pioneers found in southern California an ideal blend of mild climate, much sunshine, varied terrain, and a large labour market, the image of Hollywood as the fabricator of tinselled cinematic dreams has been etched worldwide. Hollywood was laid out as a real-estate subdivision in 1887 by Harvey Wilcox, a prohibitionist from Kansas who envisioned a community based on his sober religious principles. Real-estate magnate H.J. Whitley, known as the “Father of Hollywood,” subsequently transformed Hollywood into a wealthy and popular residential area.

As the show-business capital of the world, Hollywood is home to many famous television and movie studios and record companies. Yet despite its glitzy status, Hollywood has humble roots: It began as a small agricultural community and evolved into a diverse, thriving metropolis where stars are born and dreams come true—for a lucky few.



Exclusively Listed By

DS REAL ESTATE



Daniel Shamoelian

Lic. 01984269

310 651 1800

daniel@dsrealestate.com

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Hollywood, CA

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